

# Board of Adjustment



## *Agenda*

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR  
GARRET MCCRAY  
LINDA SULLIVAN

SCOTT THOMAS  
GREG HITCHENS  
JUDAH NATIVIO

January 13, 2009  
City Council Chambers, Lower Level  
57 East First Street

### **4:30 p.m. STUDY SESSION**

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:
  - 1. Zoning Code update

### **5:30 p.m. PUBLIC HEARING**

- A. CONSIDER MINUTES FROM THE DECEMBER 9, 2008 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (\*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
  - \*1. BA09-001      1118 East Lockwood Street (Council District 1) – Requesting a Special Use Permit (SUP) to allow livestock in excess of the maximum number permitted in the R1-43 zoning district.  
  
                         Staff Planner: Tim Lillo  
                         Staff recommendation: Approval with conditions

- \*2. BA09-002 916 East Sorenson Street (Council District 1) – Requesting a Special Use Permit (SUP) to allow livestock in excess of the maximum number permitted in the R1-43 zoning district.
- Staff Planner: Tim Lillo  
Staff recommendation: Approval with conditions
- \*3. BA09-003 8200 to 9100 blocks of East McKellips Road, 2000 to 2300 blocks of North Hawes Road, and 1600 to 2300 blocks of North Ellsworth Road (Council District 5) – Requesting a Special Use Permit (SUP) to allow the development of a comprehensive sign plan in the R1-9-DMP-PAD, R1-15-DMP-PAD, R1-35-DMP-PAD, and R1-35-DMP zoning districts (Mountain Bridge Development Master Plan).
- Staff Planner: Angelica Guevara  
Staff recommendation: Approval with conditions
- \*4. BA09-004 4440 East Main Street (Council District 5) – Requesting: 1) Substantial Conformance Improvement Permit (SCIP); 2) a Special Use Permit (SUP) to allow modification of a comprehensive sign plan; and 3) a Special Use Permit (SUP); all in conjunction with the development of a automobile service station in the C-2 zoning district.
- Staff Planner: Wahid Alam  
Staff recommendation: Approval with conditions
- \*5. BA09-005 1422 West Bass Pro Drive (Council District 1) – Requesting a Special Use Permit (SUP) to allow development of a comprehensive sign plan in the PEP-BIZ-PAD zoning district.
- Staff Planner: Angelica Guevara  
Staff recommendation: 30-day continuance to February 10, 2009

D. ITEMS FROM CITIZENS PRESENT.